

2916 17 Street SE  
Calgary, Alberta

MLS # A2174126



**\$499,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1913 (111 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Post & Beam, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

Prime Inglewood Opportunity &ndash; Perfect for Flippers, Renovators, & Builders Located in the heart of Calgary&rsquo;s beloved Inglewood, this 3,250 sq. ft. lot (25x130 ft) is a rare find! Inglewood is one of the city&rsquo;s most vibrant and historic neighborhoods, known for its unique character, trendy shops, and thriving arts scene. With the Bow River pathways, eclectic dining spots, and proximity to downtown, Inglewood offers both a rich history and modern convenience. This two-story home features 3 bedrooms, 1 bath, an oversized single detached garage, and a fully fenced backyard. The property is being sold "as is, where is," with demolition already completed&mdash;perfect for those looking to revitalize or build new. Whether you're a seasoned flipper, renovator, or builder, this blank canvas is ready for your creative vision. Act fast to be part of Inglewood&rsquo;s exciting growth!